

## \$454,900 - 9 Heatherglen Close, Spruce Grove

MLS® #E4450388

**\$454,900**

4 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

Tons of Character and Comfort! Located in a family-friendly neighbourhood, this well-maintained and extremely clean home offers an unbeatable combination of comfort, style, and functionality! Always the heart of the home, this well-appointed kitchen features newer S/S appliances and a huge pantry that will satisfy any home chef! The expansive yard backs onto a tranquil walking trail, offering unmatched privacy and a serene atmosphere-perfect for kids, pets, and outdoor gatherings! It even has it's own dog-run! The primary bdrm is a true retreat, offering dbl closets and a 3pc ensuite for ultimate convenience and comfort. Two additional large bedrooms upstairs, with a 4pc main bath complete the upstairs. In the fully finished basement, you'll find a 4th bdrm, and a 3pc bath, and a family room! A/C in 2024, Shingles in 2020, this home has plenty of space for your family to grow! Modern updates and outdoor amenities make every season enjoyable- it's the perfect place to call home!

Built in 2002

### Essential Information

MLS® # E4450388

Price \$454,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9 Heatherglen Close |
| Area        | Spruce Grove        |
| Subdivision | Heatherglen         |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4H9             |

### Amenities

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Gazebo, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                        |

### Interior

|              |                                                                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Window Coverings, Refrigerators-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                |
| Stories      | 3                                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 91         |

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT